

Community Development Department

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July 17, 1986

Contra Costa County



87 01682
Harvey E. Bragdon
Director of Community Development

George Livingston, Mayor
City of Richmond
P.O. Box 4046
27th and Barrett
Richmond, CA 94804

Dear Mayor Livingston:

The Community Development Department would like to take this opportunity to welcome you to the Countywide Citizens Advisory Committee, formed to oversee and guide the Contra Costa County General Plan Review program during the next eighteen months. The purpose of this letter is to inform you of the first four meeting dates of the Committee, as well as to give you some background information regarding the General Plan Review program.

The Citizens Advisory Committee will meet on **Thursday evenings**, every two weeks. The first four meetings have been scheduled for 7:30 p.m. on:

Thursday, July 31st, at Concord Public Library, 2900 Salvio Street in Concord;

Thursday, August 14th, at the Delta Community Service Center, 730 Third Street in Brentwood;

Thursday, August 28th, at the Richmond Public Library, 325 Civic Center Plaza (26th & McDonald), in Richmond;

Thursday, September 11th, at the Pacific Bell facility, 2600 Camino Ramon, in San Ramon.

These first four meetings have been scheduled in various parts of the County to acquaint committee members with Contra Costa's diversity and opportunity. Subsequent meetings of the committee will be held in a central location.

BACKGROUND MATERIALS

In order to get you acquainted with the General Plan Review program, several items are attached to this letter. Attachment A is a roster of all committee members, with the organizations or cities that each member represents. Attachment B is the charge of duties given to the Committee by the Board of Supervisors last March.

Attachment C is an Issues Paper prepared by the Community Development Department and submitted to the Board in December, 1985. Attachment D is the



Work Program for the Comprehensive General Plan Review program, also submitted to the Board last December.

Attachment E is a summary of actions taken by the Board on April 29, 1986. On that date, the Board approved several recommendations concerning growth management and other General Plan issues and referred them to the Countywide Citizens Advisory Committee. Finally, Attachment F is a recent staff report updating the progress of the General Plan Review program, submitted to the Board on June 17, 1986.

MEETING FORMAT

Given the size of the Citizens Advisory Committee (58 members), we will recommend that several working sub-committees be created, which will help staff and consultants prepare materials for review by the larger committee. It is expected the sub-committees will meet several times each month until specific tasks are completed, with the meeting times and places to be established by the sub-committee members.

At the first meeting of the Citizens Advisory Committee, several additional background reports will be distributed. These reports include Growth Trends (November, 1985), a 150 page study that documents recent demographic, housing, economic, agricultural, and traffic trends in Contra Costa County, and Summary of Agency Plans and Programs (May, 1985).

STAFF CONTACTS

Staff support for the General Plan Review program will be from the Contra Costa County Community Development Department, augmented by private consultants and staff from other County departments. Citizens Advisory Committee members are encouraged to contact County staff if they have any questions regarding the program.

The two County staff members who will be involved in the day-to-day administration of the program are **Jim Cutler**, Chief of Comprehensive Planning and **Eric Parfrey**, Senior Planner. They may be reached at 372-2035.

We hope that you are as excited about the General Plan Review program as we are. Becoming an active part of the program should be a challenging and rewarding experience.

Sincerely yours,

Eric Parfrey
for Harvey E. Bragdon, Acting
Director of Community Development

ATTACHMENT A

CONTRA COSTA COUNTY GENERAL PLAN REVIEW
CITIZENS ADVISORY COMMITTEE
ROSTER

City Representatives

Anitoch	Frank Stone (Councilman)
Brentwood	Bruce Ghiselli (Vice Mayor)
Clayton	James Parsons (Mayor)
Concord	Christine Callahan (Chair, Planning Commission)
Danville	Mildred Greenberg (Chair, Planning Commission)
El Cerrito	Anna Howe (Councilwoman)
Hercules	Charles Collins (Mayor)
Lafayette	Donald Tatzin (Councilman)
Martinez	Richard Bruno (Planning Commission)
Moraga	Margaret DePriester (Mayor)
Orinda	Lily Regelson (Co-chair of the GP Committee)
Pinole	Joe Mariotti (Mayor)
Pittsburg	Jean Abraham (former Community Development Dir.)
Pleasant Hill	Lou Weldon (Councilman)
Richmond	Ken Stein
San Pablo	Robert Blohm (Planning Commissioner)
San Ramon	Mary Lou Oliver (Councilwoman)
Walnut Creek	Ed Skoog (Councilman)

Supervisors

District 1	Tom Powers
District 2	Nancy Fahden
District 3	Robert Schroder
District 4	Sunne McPeak
District 5	Tom Torlakson



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Unincorporated Areas of the Supervisorial Districts

District 1	Larry Crouchett
District 2 (two reps)	Janet Callaghan Hal Olson
District 3	Dan Coleman
District 4	Louise Aiello
District 5 (two reps)	Leslie Davis Enrico Cinquini

Organizations

Citizens for Public Interest Planning	Richard VrMeer
Save Mt. Diablo	Bob Doyle
Mt. Diablo Audubon Society	Kent Fickett
Sierra Club	Michele Perrault
Greenbelt Congress	Mike Gleason
League of Women Voters	Judy Garven
Citizens for a Better Contra Costa County	Byron Campbell
American Association of University Women	Virginia Turner
Contra Costa Council	Eric Hasseltine
Building Industry Assn	John Moore
Coalition of Labor and Business	Paul Hughey
Central Labor Council	Tony Cannata
Building and Construction Trades Council	Warren Jackman
Contra Costa County Farm Bureau	John Ginochio
Cattlemen's Assn	Jeff Wiedemann
Chambers of Commerce	Rick Fleming

Council of Richmond Industries	Gary W. Green
Industrial Assn	Richard Frainier
Contra Costa Fire Chiefs Assn	David Wahl
Contra Costa School Districts	Allan Petersdorf
Contra Costa Sanitary Districts	Parke Boneysteele
East Bay Regional Park District	David Pesonen
East Bay Municipal Utility District	Richard Kolm
Contra Costa Water District	Don Freitas
Eastern Contra Costa Board of Realtors	Jerry Fish
Contra Costa Board of Realtors	Darlyne Houk
West Contra Costa Board of Realtors	Rudy Wilson
Bay Area Council	Ilene Weinreb
Citizens Land Alliance	Tony Souza

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CHARGE TO THE STEERING COMMITTEE
ON THE
GENERAL PLAN UPDATE

OVERALL GOAL:

To provide a revised County General Plan which will update and bring together the various elements of the General Plan into one consolidated set of documents directing County growth through to the next century.

AREAS OF PRINCIPAL CONCERN:

1. Preparation of an update to the County General Plan.
2. Development of a countywide growth plan that will suggest performance parameters for the General Plan.
3. Coordinating area planning. A process should be addressed that will promote effective planning in all areas of the County and will take into consideration the unique characteristics that may be attributable to specific areas of the County.

ISSUES TO BE ADDRESSED:

The following issues need to be addressed by the Steering Committee:

1. The need for coordination of growth policies between the County and the cities, especially coordination of land use and transportation planning, bearing in mind that such planning must operate within the existing General Plans of the cities, the amendments to those General Plans, and with the understanding that development projects which have already been approved are to be taken as an accomplished fact.
2. The need to ensure that environmental resources of Contra Costa County are preserved for future generations.
3. The need to adopt housing and job development policies which will serve identified social and economic needs of the population.
4. The need to provide for adequate public facilities (roads, water, sewers, recreation facilities, solid waste disposal, fire, and police safety, etc.) in the County to meet the needs of future development, especially East County.
5. The need to preserve prime and other important agricultural lands in East County, including the designation of greenbelt areas, open space, and urban limit lines.

ISSUES PAPER
for the
CONTRA COSTA COUNTY GENERAL PLAN REVIEW

Contra Costa County
Community Development Department

December, 1985

GENERAL PLAN REVIEW PROGRAM

ISSUES PAPER

INTRODUCTION

Contra Costa County during the 1980's is in the midst of a significant physical and social transformation. Up until a few years ago much of the central portion of the County consisted of suburban communities, with a minor economic base except for heavy industries along the shoreline. Now, communities such as Walnut Creek, Concord and San Ramon are well on their way to becoming centers for new jobs and commerce. At the same time, the County's older industries are adapting to new technological changes while the remaining agricultural operations are concentrating in East County.

Along with the dynamic growth in jobs and housing developments have come some of the ills of modern urban life: traffic congestion, noise and air pollution, disappearing open space, and public services and facilities straining to keep up with increased demand. Recently, residents in several cities in the County have begun to question the changes that are occurring. Voters have expressed frustration with the growing traffic on their local streets and highways. There is a strong sense, at least in part of the County, that the environmental and transportation problems associated with development are not being addressed quickly enough.

There are limits to the amount of inconvenience that residents in Contra Costa will accept. Sometimes there is a backlash of public opinion against growth because people believe change is occurring too rapidly. Often, residents simply want to preserve their particular lifestyle. When there is widespread concern about the rate or type of development taking place, it is time to re-examine the policies and plans which have been adopted to guide development.

The comprehensive General Plan Review program already underway by the Community Development Department will examine the most important growth issues facing Contra Costa in the coming decades. As part of the program, the following preliminary list of issues has been prepared. The inventory of questions which should be addressed during the countywide General Plan update is lengthy: the accompanying list is a first attempt to identify the most critical issues in a coherent manner. As the program progresses, additional issues and questions will be considered in the plan revision process.

ISSUE #1: COORDINATION OF GROWTH POLICIES BETWEEN THE COUNTY AND THE CITIES, ESPECIALLY COORDINATION OF LAND USE AND TRANSPORTATION PLANNING.

- o How can land use and housing policies for the County and cities be better integrated with transportation and other facilities planning?
- o How can the County and individual cities most effectively coordinate future growth plans to improve the "jobs/housing" balance? What is the best balance that Contra Costa County can realistically hope to achieve?

- How can city and County plans soften the impacts of long range commuting from new homes planned in East County communities to new jobs planned in the Walnut Creek-Concord and San Ramon areas?
- What steps can the County and the cities take to ensure that there is enough housing affordable to new office and service workers?
- Should the County or individual cities adopt phased or "slow growth" land use policies to ensure that future development will not be constructed before regional transportation improvements are completed? Should the jurisdictions in Contra Costa adopt a growth management program tied subject to the provision of adequate infrastructure?

ISSUE #2: ENSURE THAT THE ENVIRONMENTAL RESOURCES OF CONTRA COSTA COUNTY ARE PRESERVED FOR FUTURE GENERATIONS.

- The quality of life in Contra Costa is closely tied to its natural features, such as its scenic waterways and hillsides. What further steps can be taken to preserve the most important scenic ridgelines, mountain, stream, and waterfront views?
- How can the County and cities ensure protection of the most sensitive ecological lands from future development? What types of development, if any, are appropriate, in the Delta? What effects would development have on the unique soils and habitats found there?
- Are there any endangered or rare biological communities being threatened by development? What natural resources should be retained at all costs in the County? What other resources or habitats have yet to be identified?
- Which are the most important historic or archaeological sites in Contra Costa, and are they being preserved?
- What will be the impacts of increasing traffic congestion upon the natural environment? What can be done to mitigate air and noise pollution caused by new development?
- How can the County best regulate the increasing amounts of hazardous materials and toxic wastes which are generated and stored in, and transported through, Contra Costa? What will be the effect of recently enacted state and federal programs to control hazardous wastes? How can the County and individual cities prepare in advance to handle an emergency involving the release of hazardous materials?
- Should the County retain, modify, or otherwise change adopted policies concerning the designation and regulation of open space and agricultural lands, and other natural resource areas?
- Can the remaining natural creeks and streams in the County be preserved? How can adequate protection be assumed to property owners adjacent to creeks susceptible to flooding?

- What will be the future water demand in Contra Costa County and how can it be met? Are programs needed to preserve the quality of groundwater supplies? How can the delicate ecology of the Delta best be protected in the face of massive water shipments to southern California?

ISSUE #3: ADOPTION OF HOUSING AND JOB DEVELOPMENT POLICIES WHICH WILL SERVE IDENTIFIED SOCIAL AND ECONOMIC NEEDS OF THE POPULATION.

- How will the new office and service jobs that are being created affect the County's social and cultural characteristics?
- Will the surge of office construction in Central County provide needed jobs to residents that are now under-employed or unemployed, or are dependent on commuting to jobs in other areas of the region? How can the County and cities maximize the "match" between new office-related jobs and the housing opportunities that are available?
- As heavy manufacturing jobs are lost due to plant closures and changing technologies, will the County's economic base be able to absorb these workers? How should the County and individual cities plan for the redevelopment of vacant industrial sites?
- What can be done to ease the high housing costs in the County which are excluding many young families and renters from the market for purchased housing? What impact will continued high housing costs have upon the social composition of the County's population?
- Should the County adopt policies encouraging in-fill residential development within urban areas, or allow new subdivisions to develop in semi-rural parts of the County? Should in-fill housing match the densities of existing homes in the area, or be higher? What are the social and political implications of allowing increased housing densities in existing low density areas? Should the County encourage the construction of more multiple family housing? If so, should it be centralized or scattered?
- How can the County and cities ensure that the future local economy will retain a healthy mix of activities? What is the effect upon the County's economy of a surplus of office space and high vacancy rates, due to recent overbuilding?
- Should the County as a basic policy take further steps to preserve all or part of the prime and grazing lands in the County as productive agricultural areas important to the economy?
- How can the County and cities best address the employment and housing needs of its special population groups, such as low income and minority families, female headed households, the elderly, farmworkers, and the handicapped?
- What types of support services to employee and businesses should be offered? How can effective child care programs be implemented county-wide? Do specific small businesses need assistance in Contra Costa?

ISSUE #4: THE PROVISION OF ADEQUATE PUBLIC FACILITIES (ROADS, WATER, SEWERAGE, RECREATION, SOLID WASTE, DISPOSAL, FIRE AND POLICE SAFETY, ETC.) IN THE COUNTY TO MEET THE NEEDS OF FUTURE DEVELOPMENT, ESPECIALLY IN EAST COUNTY.

- o Can the existing infrastructure absorb the office development now under construction or planned in Central County without major and costly upgrading?
- o What facilities improvements are needed in the fast growing East County communities of Pittsburg, Antioch, Oakley and Brentwood? Whose responsibility is it to pay for these improvements? Are there any immediate constraints to development in East County, such as a lack of capacity on the existing roadway network or inadequate water/sewer service?
- o Can the County and individual cities coordinate their development and facilities planning efforts in order to phase future growth in response to infrastructure improvements?
- o What transportation improvements will be needed in Contra Costa County to serve existing and planned development? Should more freeways be constructed, or should public monies be spent on alternative modes of transportation, or both? Who should pay for future improvements?
- o Should the County and cities seek comprehensive, countywide solutions to transportation problems, e.g. countywide TSM regulations or taxes raised to deal with traffic mitigations, or should all jurisdictions develop their own regulations and funding to deal with congestion?
- o How can an adequate future supply of quality water be assured in Contra Costa? Is it reasonable to assume that water taken from the Delta will be adequate for future generations? Should the County and cities advocate construction of reservoirs in East County for emergency and storage purposes?
- o Are there adequate recreation facilities in all parts of Contra Costa County to serve residents? Where should park facilities be planned in East County, in order to best serve the future growth there? What portions of the Delta should be developed for public recreational uses?
- o Are safety services (police and fire protection, emergency medical care) adequate in the County? How are needed improvements to the fire fighting capability in Central County to be funded, in order to serve the new office developments?

ISSUE #5: PRESERVATION OF PRIME AND OTHER IMPORTANT AGRICULTURAL LANDS IN EAST COUNTY.

- o Should the County take further steps to ensure that agriculture in East County remains a viable activity in the future? What are the minimum parcel sizes necessary for specific types of agricultural (croplands,

orchards, irrigated pastures, cattle ranches, etc.) to remain in economically viable units of production? What factors other than parcel size (condition of soil, availability of water, adjacent land uses, cost of land and equipment, social conditions) should be analyzed when determining minimum parcel requirements?

- o Should the County update its policy toward ranchette (large lot residential) development? Should new ranchettes be permitted only in zones of marginal agricultural lands specifically set aside for their use? Should ranchette development be directed to buffer areas which will protect the most valuable croplands and rangelands from further residential intrusion?
- o What additional measures can be taken to ensure that future development in the County (especially in East County) occurs within "in fill" areas and does not result in leapfrog urban sprawl on agricultural lands?
- o Is the designation of "secondary growth areas" or "interim agricultural holding areas" adequate to protect the integrity of existing agriculture? How can the County best coordinate its land use planning efforts with the plans of individual cities to ensure that future development does not intrude upon agricultural lands set aside for preservation?
- o Which agricultural lands other than prime cropland should be preserved in Contra Costa County? Do non-prime agricultural lands in the Delta and Tassajara areas, for example, need additional protection from urban development?

ATTACHMENT D

WORK PROGRAM
for the
CONTRA COSTA COUNTY GENERAL PLAN REVIEW

Contra Costa County
Community Development Department

December, 1985

CONTRA COSTA COUNTY GENERAL PLAN REVIEW

I. INTRODUCTION

The Comprehensive General Plan Review program was authorized by the Contra Costa County Board of Supervisors to consolidate, update, and review planning policy for the County. The last comprehensive, countywide General Plan update was completed in 1963. Over the last two decades the County's General Plan has evolved through the preparation of state-mandated plan elements, and through the adoption of area plans which have set policy in developing unincorporated areas such as East County, the San Ramon Valley and Rodeo. Many General Plan amendments affecting smaller areas were also adopted. During this same period constitutional changes in the relationship between local, state, and the federal government have had profound impacts upon local land use policies and the financing of public services. It has also become increasingly important to consider land use policy in the context of transportation facilities planning because of their interdependency.

Since adoption of the last comprehensive General Plan, California and the Bay Area have experienced a dynamic rate of growth and change. Contra Costa County has grown from a traditional suburban setting toward a more balanced environment of housing and employment opportunities. The County population is anticipated to reach 845,000 persons by the year 2000, while over 100,000 new jobs will be created by that date. Much of the future growth will occur within the corporate limits of the County's eighteen cities, while County government will increasingly assume coordination and leadership roles.

The proposed Comprehensive General Plan Review program will provide an opportunity to consolidate and update Contra Costa's General Plan elements into one document, as well as to review the policies of individual cities in a countywide context. The study was created as a means of bringing jurisdictions and the public together to discuss the County's established growth policies, review their impacts and work toward a consensus regarding the County's direction.

The Comprehensive General Plan Review program will be undertaken in four separate, but inter-related and overlapping, phases:

- Preparation of a consolidated countywide version of the existing General Plan to be used on an interim basis while a new plan is being prepared;
- Identification and prioritization of major policy issues to be addressed in updating General Plan elements with committee participation;
- Preparation of a revised countywide General Plan to be subjected to public hearings and their adoption;
- Preparation and adoption of an action program to implement the new General Plan.

These four phases will be discussed in this work program.

The proposed General Plan process will take approximately two years. During the process an interim Contra Costa County General Plan will be compiled, background technical studies will be prepared, an issues analysis will be conducted based upon citizen input, technical studies will be prepared and a new, revised comprehensive plan will be prepared for introduction into the public hearing and adoption process. In addition to these main products, a series of issues studies and reports on updated planning tools will be made available in order to prepare an effective implementation program for carrying out the policies of the General Plan. At completion of the work program the County will have adopted a new "blueprint" to guide growth into the next century, as well as having enhanced its capabilities to plan for public improvements and facilities.

II. AFFECTED AGENCIES

The Contra Costa County Board of Supervisors has authorized this Comprehensive General Plan Review program and will be involved in the process in an ongoing manner, through the budget process and periodic progress reports. The County Planning Commission will also be directly involved in the planning process, primarily when public hearings are held on General Plan revisions. Several departments within County government, including the Community Development Department and the Public Works Department, will assume the main responsibility for staff support (see discussion below).

The eighteen cities within Contra Costa County will be included in the proposed planning process, in that the Countywide review will analyze existing development and adopted policies within these jurisdictions. It is intended that the background documents and the issues reports will be of direct use to the cities in their own advance planning efforts, since their plans will be analyzed in a sub-regional, countywide context.

Adjacent counties will also be affected by this program, with Alameda County being the most directly affected. The urbanized areas along the Alameda-Contra Costa County common boundary merge into a continuous urban complex. Special staff to staff coordination will be undertaken to tie into an Alameda County Planning Department study being prepared for their portion of the Livermore/Amador Valley area.

Numerous other agencies will be affected by the proposed planning process, including inter-and intra-county utility districts (EBMUD, etc.); state and regional planning agencies (Metropolitan Transportation Commission, Caltrans, Bay Area Air Quality Management Board, etc.); and individual private enterprises.

III. ORGANIZATION

A. Comprehensive Plan Review Advisory Committee

To assist in the preparation of the General Plan review, the Board of Supervisors has indicated its intent to establish an advisory committee. The Committee will be called the Comprehensive Plan Review Advisory Committee. The Committee will review the issues to be addressed in the program and the technical reports prepared by staff, as well as provide overall guidance during the General Plan review process.

The committee will be established to have the following functions:

- o Assist staff in the identification of key issues;
- o Advise on work program priorities;
- o Review issues papers for completeness and policy direction;
- o Review proposals for major policy changes in county land use, transportation, and other plan elements;
- o Assist staff in the preparation of countywide General Plan revisions proposed for consideration by the County Planning Commission and the Board of Supervisors.

The Comprehensive Plan Review Advisory Committee will recommend an updated General Plan document, which will be sent to the Planning Commissions and the Board of Supervisors for their consideration. It should be kept in mind that staff may find it necessary to prepare a staff version, or recommend changes, to the Committee's work, which will also be forwarded to the decision-making bodies.

B. Staff Participation

Three County Departments will provide primary staff support to the proposed Comprehensive General Plan Review program: the Community Development Department; the Public Works Department; and the County Administrator's Office. Main responsibility for the program is vested in the Community Development Department, although the two other departments will need to assign staff liaison representatives to assist in guiding the program in their respective areas of expertise. The organization chart for the program is shown in Figure 1.

The study coordinator is the Director of Community Development. Day-to-day administration of the program will be assigned to a Planner IV, who will serve as the project manager. This person will direct the work of two Planner II's and a Graphics Technician. Clerical support will be through existing departmental resources. The program will borrow heavily on other staff resources.

Alternative land use and circulation futures will be tested as an aid to developing plan revision recommendations. This will entail the use of traffic models, previously developed by the Public Works Department, to forecast traffic and to help determine the feasibility of the selected alternatives. The preparation of traffic models to assist in a countywide traffic study has already been funded. The General Plan revision program will utilize this traffic modeling program which is being established.

In addition, support by the full time demographer and geologist within the Community Development Department will be given to the General Plan program. The County geologist will monitor the preparation of an updated Seismic Safety Element, as well as oversee other technical work. The demographer will prepare an analysis of future population, household and employment projections for the County and prepare methodological background reports for the citizens committee.

C. Relationship to Other Departments

The Public Works Department will also be involved in the successful completion of the Comprehensive General Plan Review program. Public Works will provide staff support to analyze and develop capital facilities plans based upon proposed land use and transportation policies.

In addition, Flood Control employees in the Public Works Department will be involved in the work of the Contra Costa Creeks Task Force, a Committee appointed by the Board of Supervisors to study major and secondary creeks and review regulations which affect adjacent land uses. The Task Force, staffed by Community Development and Public Works employees, is scheduled to complete its work in the first half of 1986.

Other local governmental operations which will become involved in the program include the Local Agency Formation Commission of Contra Costa County. Data compilation will be based upon adopted city, sewer and water spheres of influence boundaries. Modifications to the adopted spheres of influence will be integrated into the General Plan review program.

Another department that will require contribution of staff time will be the County Administrator's office. Work on the provision and financing of new public facilities (beyond transportation items) will need to be coordinated with and through the County Administrator's office.

D. Schedule

This program began in February, 1985, in the Community Development Department. Since February, work has been done on the preparation of several technical reports, which analyze recent demographic and development trends in the County. These reports will be presented to the Comprehensive Plan Review Advisory Committee as background material soon after it is appointed by the Board of Supervisors.

Work has also been done to prepare an existing land use survey for every parcel in the County, using 1" to 600' Public Works base maps. Additionally, private consultants have been hired and are in the process of updating technical information for both the Seismic Safety and Noise Elements of the County General Plan.

The work flow for the General Plan review program will proceed as shown in Figure 2. It is anticipated that a revised countywide general plan draft will be completed by the end of 1986 or early 1987. Progress will ultimately be based upon the availability of the necessary staff time. Following the preparation of an Environmental Impact Report on the Plan it will be scheduled for public hearing before the County Planning Commission.

IV. GOALS AND POLICIES OF THE PROGRAM

Goal: To provide a revised County General Plan which will update and bring together the various elements of the General Plan into one consolidated set of documents directing County growth through to the next century.

Objectives

- o Consolidate the area plans into one Countywide document;
- o Standardize the County's existing General Plan land use categories, where appropriate;
- o Revise the County General Plan based on the new State General Plan law which went into effect on January 1, 1985, and other recently adopted legislation;
- o Integrate, where appropriate, land development patterns and policies found in the incorporated areas into the County General Plan;
- o Provide a more direct relationship between the County General Plan and the provision of public facilities and the regulation of utilities;
- o Revise the County's transportation planning process to relate more directly to the land use element of the General Plan;
- o Add newly required components to the County General Plan e.g. mineral resources, flood hazard protection on school site locations, etc.;
- o Coordinate the County General Plan with the plans and policies of regional planning agencies;
- o Integrate the work of the Contra Costa Creeks Task Force into relevant elements of the revised County General Plan;
- o Create the basis for revised development fees to implement specific programs of the General Plan;
- o Identify areas available for rachette use in the General Plan while providing additional guidance on the preservation of agricultural lands;

V. WORK PROGRAM COMPONENTS

A generalized outline of the scope of work to be undertaken in this program follows as Figure 3. It is anticipated that as efforts begin on each section of the work effort a short work program will be prepared by the project staff and authorized by the planner-in-charge. It is from this written basis that the relative success or completion of each work effort will be measured. Work items that are considered by the Advisory Committee would evolve from rough drafts to finished products.

VI. RELATIONSHIP TO OTHER STUDIES

There are several other major studies currently underway which will need to be analyzed, so that their results may be considered for incorporation within the planning program. Each study is identified below and discussed in generalized terms on how it may relate to the General Plan revision. It should be kept in mind that this is only a partial listing of studies to be monitored.

1. LAVWMA Export Capacity Expansion Study

This study, administered by the City of Livermore, is focusing on efforts to provide up to 21 million gallons per day sewerage capacity to serve the Livermore - Amador Valley area (the Livermore-Amador Valley Wastewater Management Agency). The study is studying potential sewerage capacity for the Dublin-San Ramon Community Services District, which serves the southern portion of the City of San Ramon. The outcome of this study could affect the abilities of the area to develop. A second component of this study includes use of reclaimed sewage water for irrigation and stream augmentation along San Ramon Creek. This could affect flood control facilities along this stream and its recreation potential.

2. Various CALTRANS Route Concept Studies

Caltrans prepares "Route Concept Reports" for all legislatively adopted or proposed freeway routes on a frequent basis. These concept reports study current conditions of state highways and interstate freeways, project future traffic volumes, and recommend improvements. The most recent concept reports for all roadways in Contra Costa County will be analyzed and tested against alternate land use scenarios.

3. MTC's I-680/I-580 Corridor Study

This subregional study, conducted by the Metropolitan Transportation Commission, covers all of Central and Eastern Contra Costa County as well as the adjacent portion of the "Tri-Valley" area of Alameda County. This study is entering the phase of testing growth and transportation alternatives. Study results will consider the regional/subregional traffic flows and the generalized impacts of that traffic on development. This study is behind schedule, although final results will probably be available in early, 1986 and will be of great interest to the Comprehensive Plan Review Committee.

4. Southern Pacific Right-Of-Way Feasibility Study

This State of California/County funded study is looking at specific transit alternatives proposed for the abandoned Southern Pacific Railroad right-of-way in Central Contra Costa County. It will identify economically and physically feasible transit uses for the corridor, but will not evaluate environmental impacts of the alternatives. The study is scheduled for completion in January, 1986.

5. Delta Advisory Planning Council (DAPC)

DAPC is a joint powers agency composed of the Delta counties (Contra Costa, San Joaquin, Solano, Yolo, and Sacramento). DAPC adopted the Delta Action Plan in 1976. Recently, the agency has made recommendations regarding the California Department of Fish and Game's Delta Wildlife Habitat Protection and Restoration Plan. In conjunction with DAPC policies and programs, the County's General Plan update will need to analyze ongoing proposals by the State Department of Water Resources and the United States Army Corps of Engineers for delta levee restoration. In addition, the plan must take into account the DAPC-State Waterways Use Program.

6. EBMUD's Water Action Plan

This complex study effort is aimed at providing a blueprint for EBMUD's water service well into the next century. The study should conclude EBMUD's policy review on areas it might serve in the future, as well as areas which will be difficult to develop in the future. It will deal with the issue of whether increased water sources will be available to allow for additional future growth. A draft of the plan is scheduled for completion in early 1986.

7. Central Sanitary District/County Solid Waste Disposal Study

This joint study, conducted in 1984 and 1985, is analyzing various potential sanitary landfill sites within the county for implementation within the short range future. Its findings will need to be considered in the General Plan program as will any actions taken by the Board of Supervisors in the selection of sites.

8. Tri-Valley Study

The Alameda County Board of Supervisors has directed its Planning Department to undertake a study of the Livermore-Amador Valley and extending northerly into the San Ramon Valley. Numerous meetings were held between the Alameda and Contra Costa Planning Department staffs to establish a work program for a joint effort. The Comprehensive General Plan Review study received financing in our county rather than the Tri-Valley study. Alameda County is proceeding with their planning effort. The staffs of the two departments have agreed to conduct the two studies in as parallel a time sequence and time arrangement as is possible. This is necessary due to the symbiotic relationship between the portions of each county. Arrangements are needed to bring together the planning agencies (or subcommittees) of each county to insure plan efforts are approached cooperatively.

9. Various County General Plan Amendments

Localized plan amendment requests will continue to be received and processed by the county while the countywide plan revision occurs. Larger area studies are underway or need to begin for Oakley, Bethel Island and North Richmond. These will proceed on an independent basis from the countywide review. An updated Area General Plan for the Oakley area is currently being prepared by Community Development Department.

10. BCDC San Francisco Bay Plan

The Bay Conservation and Development Commission's San Francisco Bay Plan sets land use designations for coastal lands in Contra Costa County, defined as within 100 feet of the highest tidal action. A substantial amount of the County's coast has been designated by the BCDC plan for "water-related industry". The County has requested that BCDC re-evaluate the Bay Plan's land use designations along the Contra Costa shoreline. Any changes will be reflected in the General Plan revision process. BCDC staff is to begin a re-examination of designations in Contra Costa County in December, 1985.

11. FEMA Flood Hazard Mapping

It is anticipated that the final flood hazard maps prepared by the U.S. Federal Emergency Management Agency will be presented to the County within the next few months. In addition to the preparation of new ordinances to regulate land uses within the flood hazard boundary areas, it is expected that FEMA mapping will have a direct impact upon future land use policies, especially regarding development potential in the East County sub area.

12. Surface Mining and Reclamation Act

The Act, adopted by the California Legislature in 1975, requires that cities and counties regulate specified mining operations. The State Geologist and State Mining and Geology Board must designate mineral deposits of regional and statewide significance in each county. The General Plan must include policies and implementation measures for managing these identified resources.

13. Agriculture Viability Study

The existing Open Space/Conservation Element of the County's General Plan, adopted in 1973, includes an implementation program concerned with the preservation of agricultural lands. Policies in this area require a major Countywide study to update and clarify specific objectives, such as the "ranchette" policy adopted by the Board of Supervisors. The Agriculture Viability Study will be prepared by the Community Development Department during the General Plan revision process, and will have application to other portions of the planning program.

**COMPREHENSIVE GENERAL PLAN REVIEW
WORK PROGRAM COMPONENTS
AND STAFF/CONSULTANT RESPONSIBILITIES**

1. General Administration

- o Study design & review (completed)
- o Training of County personnel/staffing (completed)
- o Meeting with study committees
- o Public information program

2. Development of Technical and Analytical Reports

- o Development trends in the County (completed)
- o Demographic housing and employment data (completed)
- o Plans and programs of other agencies (completed)
- o Consistency of City and County Plans (partially completed)
- o Capital improvement programs (which affect planning) (completed, ongoing studies)
- o Feasible alternatives to the changing County situation (consultant and staff)
- o Coordinating County General Plan categories and development regulations (interpretive policy on plan compliance) (staff)
- o Compatibility of land uses (staff)

3. Preparation of a Consolidated County General Plan (all staff work)

- o Correct for public land acquisition
- o Correct for standardization of categories (where appropriate)
- o Minor boundary revisions within cities
- o Prepare base plan with 1963-1985 General Plan amendments for the unincorporated areas
- o Reflect city plans/existing development in incorporated areas

4. Establish Comprehensive Plan Review Advisory Committee

- o Organize Committee (completed)
- o Schedule meetings (staff, ongoing)
- o Prepare issues papers (completed)
- o Review priorities for anticipated work program (staff, ongoing)
- o Review General Plan format
- o Review plan revision proposals

The following preliminary work program lists many of the technical steps necessary to update and revise the existing General Plan documents. These work tasks may be modified or supplemented with additional studies, as the result of consultation with the Comprehensive General Plan Review Advisory Committee.

5. Demographic and Economic Analysis and Projections

- o Review of available demographic techniques (completed)
- o Review and analysis of studies and projections of other agencies (staff and consultant)

* Major consultant work components

- o Prepare demographic and economic projections based on present trends (ABAG, staff)
- o Prepare forecasts based on analysis in General Plan program (consultant and staff)

6. Land Use Analysis and Allocation

- o Prepare 1"= 600' existing generalized land use maps (completed)
- o Prepare maps where existing/zoning/General Plan non-conformity exists in unincorporated areas (staff)
- * o Prepare land use potential studies (consultant)
- * o Prepare land use needs (projections) by area of county (consultant)
- * o Prepare a report on areas with redevelopment potential (staff and consultant)
- * o Prepare land use sketch plans (consultant)
- o Relate to constraints analysis and goals & policy studies from other elements (consultant and staff)
- o Consolidate action program recommendations (consultant and staff)
- o Prepare revised Land Use Element (consultant and staff)

7. Safety and Seismic Safety

(little consultant work will be required)

- o Review existing plans' compliance with revised State plans and policies (staff)
- o Update land use limitation maps (e.g. flood prone and erosion-prone areas, "special studies" seismic zones, wetlands, hazardous land uses near residences) (some completed)
- o Consider effects of new Federal flood insurance maps (not available yet)
- o Review policies in light of governmental funding constraints for remedial programs (staff)
- o Consolidate action program recommendations (staff)
- o Prepare revised consolidated Safety and Seismic Safety Element (staff)
- o Review draft Element (consultant)

8. Open Space and Conservation

- o Inventory available information on natural and agricultural areas (consultant)
- o Integrate survey prepared by Urban Creeks Task Force (staff)
- o Prepare updated open space inventory (staff)
- o Prepare mineral resources analysis (consultant)
- o Update vegetation and wildlife resources information (including wetlands and rare/endangered species maps) (consultant and staff)
- o Analyze existing relevant plans (air quality, water resources) (consultant)
- o Collect agricultural inventory in concert with agricultural agencies (completed)
- * o Prepare agricultural viability background study (consultant)
- o Review and modify ranchette policy and determine areas for implementation (staff and consultant)
- o Consolidate action program recommendations (staff and consultant)
- o Prepare revised Open Space and Conservation Element including agriculture and mineral resources (consultant and staff)

9. Circulation (some work to be completed by an independent transportation consultant under separate contract)

- o Finalize improvements to Public Works traffic model (underway)
- o Refine subarea models where needed (underway)
- o Prepare transportation alternatives in concert with land use alternatives (independent consultant, staff and consultant)
- o Review model results against MTC regional projections (staff and consultant)
- o Prepare revised Circulation Element including: (staff and consultant)
 - Scenic routes component
 - Uniform roadway categorization
 - Plan for transit Level of Service (LOS)
 - Roadway configurations and widths
 - Airport component
 - Port service component
 - Fixed rail transit component
 - Railroad service component
 - A consolidated implementation program

10. Public Facilities

- o Review water and sewer agency capacity limitations and master plans (consultant)
- o Review solid waste facilities and adopted solid waste plans (staff)
- o Review flood control facilities and adopted plans and policies (staff and consultant)
- o Review pipeline and transmission facilities (PG & E, Shell Oil, etc.) (staff and consultant)
- o Inventory community facilities (emphasizing unincorporated areas) (consultant)
- * o Analyze need for community facilities based on final land use plan (consultant)
- * o Explore available financing mechanisms to meet service needs (consultant)
- * o Prepare Community Facilities and Utilities Element (consultant and staff)

11. Noise

(little consultant work will be required)

- o Review plan to determine where modifications are required (staff)
- o Analyze validity of existing city and county noise contour maps (completed)
- o Prepare new noise contour maps (including roadways, railroads, city areas, and airports (partially completed)
- o Consolidate action program recommendations (staff)
- o Prepare new Noise Element (staff and consultant)

12. Housing

- o Update statistical material in Housing Element to reflect current information (staff)
- o Revise Housing Element to match final land use selected (staff)
- o Re-format Housing Element text (staff and consultant)
- o Draft implementation measures (staff)

13. Parks and Recreation

- o Update plan to reflect recent acquisitions (as part of open space inventory map) (staff)
- o Update trail system plan and map (staff)
- o Review park district standards and parkland categories (staff and consultant)
- o Consolidate action program recommendations (staff and consultant)
- o Prepare new Parks and Recreation Element (staff and consultant)

14. Comprehensive General Plan

- * o Prepare General Plan document including the following elements and components: (consultant and staff)
 - Land Use
 - Circulation
 - Open Space/Conservation
 - Housing
 - Safety
 - Parks and Recreation
 - Community Facilities and Utilities
 - Include text describing how this plan relates to text found in previously adopted Area General Plans and amendments
 - Include performance criteria within plan text

15. Initiate CEQA Review (to be determined)

16. Prepare Implementation Program

- o Zoning conformity program (staff)
- o Ordinance code revisions (staff)
- o Create development surveillance system (staff)
- o Identify areas in need of Specific or Area General Plans (staff)
- o Report on delivery of development services by the county and cities (governmental reorganization) (consultant and staff)
- o Report on funding capital facilities through a countywide capital improvement program (staff and consultant)
- o Prepare fee zone programs as needed (staff)
- o Review school, fire, park and other fees based on the revised plan (staff)

17. Prepare Growth Management Programs

- o Consider development phasing as it relates to availability of respective services and facilities (consultant and staff)

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

Adopted this Order on April 29, 1986, by the following vote:

AYES: Supervisors Fahden, McPeak, Torlakson, Powers

NOES: Supervisor Schroder

ABSENT: None

ABSTAIN: None

=====

SUBJECT: Report From the Director of Community Development With Respect To Proposed Area Planning Commissions and Proposed Growth Management Plan

The Board on April 1, 1986 fixed April 29, 1986 at 2:30 p.m. to receive the further report of the Director of Community Development with respect to area planning commissions.

Harvey Bragdon, Acting Director of Community Development, presented a report on planning commissions which contained four major options relating to the establishment of County Area Planning Commissions. He then explained the four options to the Board.

Supervisor Powers clarified the point that there were two issues before the Board today, Planning Commissions and Growth Management.

Supervisor Schroder questioned as to whether the report was merely to be received today or scheduled for action. He felt that since they had received the report today, it would be unwise to make a decision today.

Supervisor Torlakson suggested that there could be at least a conceptual approval. He stated that he felt that action should be considered today.

Supervisor McPeak commented that there are two different reports that the Board received March 4, 1986 from the Growth Management Committee.

Supervisor Fahden advised that the I.O. Committee report on the Citizens Advisory Committee on the General Plan Review should be acted upon. She read the names and organizations of people proposed for appointment to this committee. The Board approved this report.

The Chairman called for comments from the public and the following persons appeared:

Charles Pringle, P.O. Box 658, Brentwood;

Howard Higgins, P.,O. Box 459, Antioch;

Lillian Pride, 65 Civic Avenue, Pittsburg;

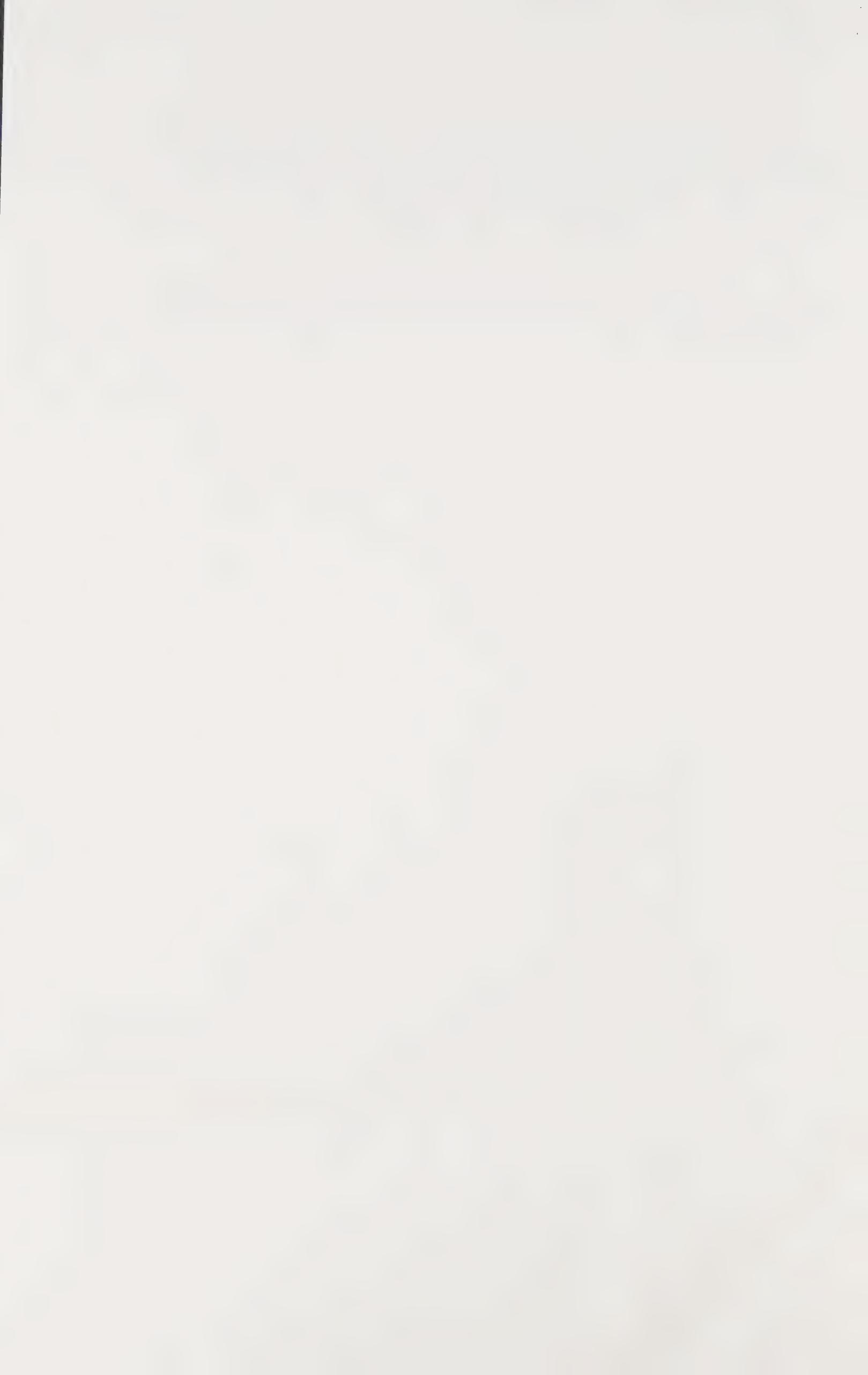
Dean LaField, 2641 West Crow Canyon Road, San Ramon;

Kelly Hall, 1120 West 9th Street, Antioch.

Board members discussed the various aspects in some detail.

The Board thereupon APPROVED recommendations contained in the Growth Management Committee's report dated March 4, 1986 on Process of the Contra Costa County General Plan Update, Schedule and Relationship to Growth Management and APPROVED Recommendations No. 2, 3, and 4 of the Growth Management Committee Report dated March 4, 1986 on Growth Management For City Spheres of Influence and referred same to the new General Plan Review Citizens Advisory Committee as its charge.

Board members discussed Recommendation 1 of the report on Growth Management Plan for City Spheres of Influence and FIXED May 6, 1986 at 10:30 a.m. for hearing on the issue of Area Planning Commissions.



TO: **BOARD OF SUPERVISORS**
FROM: **GROWTH MANAGEMENT COMMITTEE**
DATE: **MARCH 4, 1986**
SUBJECT: **GROWTH MANAGEMENT PLAN FOR CITY SPHERES OF INFLUENCE**



**Contra
Costa
County**

**SPECIFIC REQUEST(S) OR RECOMMENDATION(S) & BACKGROUND AND JUSTIFICATION
RECOMMENDATIONS**

1. Create 5 Area Planning Commissions through the county which will review project plans in the spheres of influence of the cities in the area the commission is responsible for (i.e., South County, Central County, East County, LaMorinda, and West County). These commissions shall have appointed representatives from the unincorporated area and members appointed by city councils in the adjacent cities. The meetings of area planning commissions shall meet in the respective area.
2. Establish a policy that each new project proposal must establish that infrastructure (roads, buses, sewers, water, schools, fire service, parks, solid waste, etc.) reasonably necessary to serve that project plan and those already approved projects. This policy shall be developed immediately as the first step in the county General Plan process and be coordinated with the countywide Steering Committee which will be appointed March 31, 1986.
3. That the county establish along with the growth management element a General Plan process which draws a line around all areas not now planned for urbanization and establishes appropriate restrictions against urban development and provides processes and programs for the enhancement of agriculture.
4. So as not to include any new lands for development before the process and programs in #3 above are finalized, all applications for General Plan change in unincorporated lands outside of city sphere of influence and sewer district service areas shall be listed on the Board of Supervisors agenda before processing. If the Board determines that there is a threat to add development, the Board will consider a moratorium.

BACKGROUND

Growth in Contra Costa County has raised a great deal of public concern. Issues of adequate transportation, infrastructure capacity, job housing balance, preservation of the environment, and quality of life are major topics of discussion, and members of the public are asking for officials to act.

Contra Costa County government can take a major step in relieving the strain on our systems and assist in providing the process whereby other public decision makers are brought in to assist in addressing these public concerns. While this process is ongoing, a pause in the development decision making process should occur.

CONTINUED ON ATTACHMENT: YES

SIGNATURE:

RECOMMENDATION OF COUNTY ADMINISTRATOR

RECOMMENDATION OF BOARD COMMITTEE

APPROVE

OTHER

SIGNATURE(S):

ACTION OF BOARD ON April 29, 1986

APPROVED AS RECOMMENDED

OTHER

The Board approved recommendations 2, 3 and 4 above and referred same to the new General Plan Review Citizens Advisory Committee.

VOTE OF SUPERVISORS

UNANIMOUS (ABSENT _____)
AYES: II, IV, V & II NOES: III
ABSENT: _____ ABSTAIN: _____

**I HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF AN ACTION TAKEN
AND ENTERED ON THE MINUTES OF THE BOARD
OF SUPERVISORS ON THE DATE SHOWN.**

CC:

ATTESTED April 29, 1986

**PHIL BATCHELOR CLERK OF THE BOARD OF
SUPERVISORS AND COUNTY ADMINISTRATOR**

Phil Bachelor

TO: **BOARD OF SUPERVISORS**
FROM: GROWTH MANAGEMENT COMMITTEE
DATE: MARCH 4, 1986
SUBJECT: REPORT ON PROCESS OF CONTRA COSTA GENERAL PLAN UPDATE,
SCHEDULE AND RELATIONSHIP TO GROWTH MANAGEMENT



Contra
Costa
County

SPECIFIC REQUEST(S) OR RECOMMENDATION(S) & BACKGROUND AND JUSTIFICATION

RECOMMENDATION

1. That the County commence the General Plan update immediately and as its first program priority develop a growth management plan.
2. The Board of Supervisors should direct the Community Development Director and County Administrator to work with the Internal Operations Committee and recommend to the full Board the membership of the General Plan countywide Steering Committee by March 31, 1986.
3. Direct that an experienced, qualified outside consultant be retained to work on the General Plan update process and growth management policy development. Such consultant should be engaged as soon as possible through a RFP process.
4. If an updated General Plan is not adopted by December 31, 1987, then a building moratorium will be enacted until such an updated General Plan is enacted.

The updated General Plan shall preserve prime agriculture land and open space and shall define this as an area around urban areas.

The Board of Supervisors should consider among the General Plan strategies the promotion of the economic viability of agriculture and incorporate such policies into the General Plan.

5. Land uses not specified in a General Plan category shall not be allowed as compatible uses.
6. County zoning ordinances shall be brought into consistency within six months of the adoption of the updated General Plan.
7. Specific Plans and the General Plan shall be brought into consistency during the General Plan update review process.
8. The countywide General Plan updated Steering Committee shall convene public meetings and accept input as soon as possible. There shall be meetings in each of the 5 planning areas.
9. The Steering Committee should consider concept of urban limit lines and urban service areas.

CONTINUED ON ATTACHMENT: YES

SIGNATURE:

RECOMMENDATION OF COUNTY ADMINISTRATOR RECOMMENDATION OF BOARD COMMITTEE
 APPROVE OTHER

SIGNATURE(S):

ACTION OF BOARD ON April 29, 1986 APPROVED AS RECOMMENDED OTHER

The Board approved the above recommendations with Item 7 being amended by adding: "with the understanding that City General Plans and Specific Plans will be respected."

The Board then referred the above amended and approved recommendations to the new General Plan Review Citizens Advisory Committee as part of its charge.

VOTE OF SUPERVISORS

UNANIMOUS (ABSENT) _____
AYES: II, IV, V & I NOES: III
ABSENT: _____ ABSTAIN: _____

I HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF AN ACTION TAKEN
AND ENTERED ON THE MINUTES OF THE BOARD
OF SUPERVISORS ON THE DATE SHOWN.

CC:

ATTESTED April 29, 1986

PHIL BATCHELOR, CLERK OF THE BOARD OF
SUPERVISORS AND COUNTY ADMINISTRATOR

Growth Management Committee
Page 2
March 4, 1986

Report on Process of Contra Costa County General Plan Update,
Schedule and Relationship to Growth Management

BACKGROUND

The update of the Contra Costa County General Plan is a significant opportunity to develop and adopt growth management strategies and policies. Moreover, the General Plan should incorporate and establish growth management requirements as law.

In order to provide for orderly and logical growth there must be coordination and cooperation among all the responsible jurisdictions, including the county, cities and special districts. The General Plan for Contra Costa County should, therefore, be consistent with the General Plans for the cities and vice versa. Further, there should be a broad citizen involvement in the design of the General Plan for all jurisdictions.

ATTACHMENT F

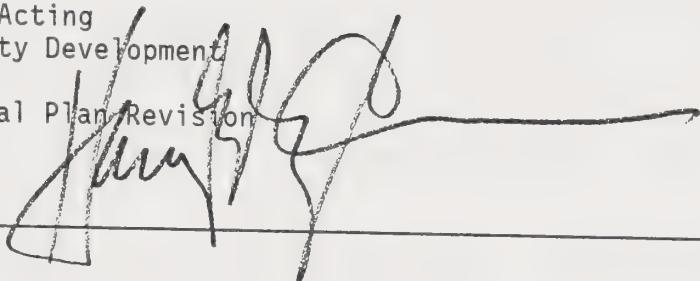
CONTRA COSTA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Board of Supervisors

DATE: June 12, 1986

FROM: Harvey E. Bragdon, Acting
Director of Community Development

SUBJECT: Comprehensive General Plan Revision

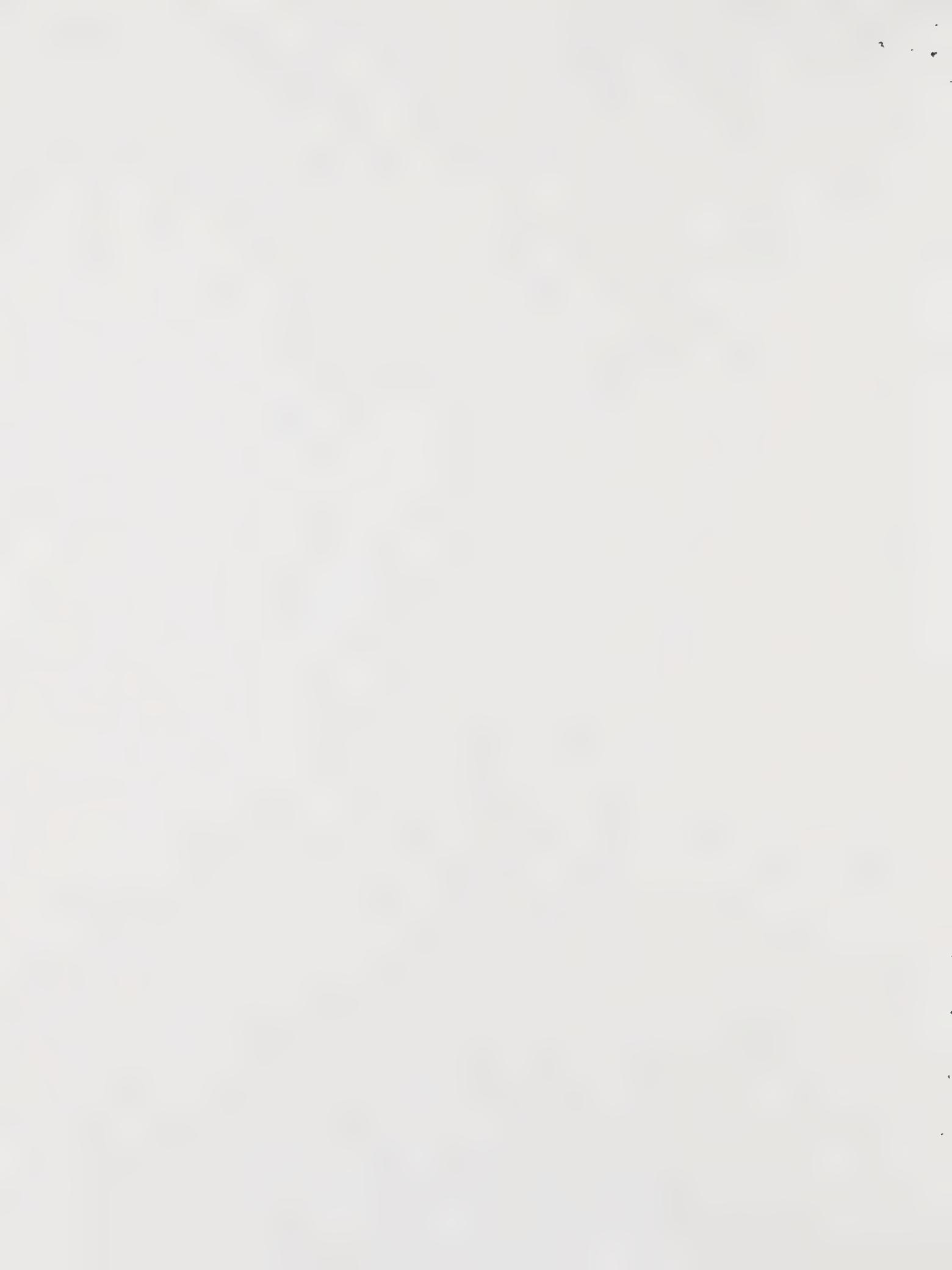


This is the third progress report on the status of the Comprehensive General Plan Revision Program. As you will recall, the Board received a December 6, 1985 memorandum accompanied by an Issues Paper, a detailed Work Program and the first major background report, Growth Trends. On March 14, 1986 our Department prepared a second memorandum which outlined efforts completed in the intervening period. Among the accomplishments were the completion of the land use inventory for the urbanized portion of the County, consultant work on update of the Noise and Seismic Safety Elements, and initial efforts to organize and work with two Committees already established to assist in the General Plan revision: the Urban Creeks Task Force and the Southeast County General Plan Review Subcommittee.

On April 29, 1986, the Board of Supervisors considered reports of the City County Growth Management Committee (Supervisors McPeak and Powers represent the County). After a public hearing the Board provided guidance on how the general plan effort should proceed and placed priorities on its work. The Board subsequently directed that our Department should prepare a progress report on the status of this general plan program and the General Plan Review Citizens Advisory Committee for presentation at the June 17, 1986 Board meeting. This memo responds to that Board request.

STATUS OF THE COMPREHENSIVE GENERAL PLAN REVIEW ADVISORY COMMITTEE

In late March the Board of Supervisors directed that a 57 member Comprehensive General Plan Review Citizens Advisory Committee be established. On March 26, 1986, letters were mailed to all of the identified groups requesting that they nominate a representative to participate in the Committee effort and requesting nominees by May 8, 1986. On April 28, 1986, upon the advice of the IO Committee, the Board appointed 26 members to the Committee and requested that staff recontact those agencies and groups which had not yet made nominations. That was done. On June 2, 1986, the IO Committee considered the 15 other names that had been nominated since the previous appointments and recommended that the nominees be appointed by the Board. That IO Committee report will be presented to the Board concurrently with this memorandum for action. Staff will continue



to work with those few agencies that have not yet made appointees to insure that appointments are made.

SUMMARY OF AGENCY PLANS AND PROGRAMS REPORT

This report was prepared by the Community Development Department as the second in a series of background reports for the Comprehensive General Plan Review Program. The first background report, Growth Trends (November, 1985), examined recent demographic and economic changes in the County, such as population and housing growth, jobs, agriculture, and traffic. This second background report examines the adopted plans, programs and responsibilities of various regional, state, and federal agencies, and utility and transit districts which affect development in Contra Costa County.

The public or quasi-public agencies that are discussed here are not intended to represent a complete list. Rather, only those regional, state, and federal agencies, and transit and utility districts which actively serve or affect development in Contra Costa County are examined. A description of all city and local county service areas is not included in this report but will be covered in a separate document. This report will be distributed to the Citizens Advisory Committee.

SOUTHEAST COUNTY GENERAL PLAN REVIEW SUBCOMMITTEE

This subcommittee has been working toward completion of its assigned task of formulating a general plan revision for the southeastern 74 square mile portion of the County abutting Alameda and San Joaquin Counties. The group has met five times so far. The results of this committee's efforts will be forwarded to the Comprehensive General Plan Review Citizens Advisory Committee for inclusion within the Countywide plan revision process. Staff has been working with the subcommittee and they have completed their background work and are in the stage of formulating final committee recommendations. Initial recommendations include a finding that the area is basically to be protected as agricultural, and that standard County General Plan categories should form the basis of the plan text. Initial agricultural goals have also been produced by the Committee.

It is anticipated that the committee will complete its efforts in approximately three more meetings.

URBAN CREEKS TASK FORCE

The Urban Creeks Task Force has proceeded with staff guidance to fulfill its assigned objectives. Six meetings have been held with the group to date. The committee has completed its background work and is focusing its discussion on revisions to the County Ordinance Code dealing with drainage and the regulation of development. Initial revisions are nearing completion and will be referred to the County Counsel Office for review. If time permits at the next committee meeting, initial discussions will be held on the nature of changes required to the County General Plan as it relates to the flood control issue. That discussion will start by a thorough review of the Drainage Area 46 Task Force Report which was referred to them by the Board of Supervisors. It is

anticipated that several additional meetings will be needed to finalize committee recommendations to the Countywide General Plan Review.

CURRENT WORK EFFORTS

- o City-County Plan Conformity Report

Staff is presently working on a background report which relates the concepts, policies and maps of the City General Plans to that of the County. One of the difficulties in dealing with the issues of general plan conformity is that with 18 cities, plus the County, there exists a vast range of plan categories with differing density ranges, measurements in net or gross acres, and differing intents and allowable secondary uses. In areas which are totally developed, this difference may have limited impact, but in some areas the differences may be substantial. This report will be in the attempt to prepare compatible plan policies which can cut across the range of ways used to describe public policy.

- o Composite City and County Plan Map

Staff is preparing a map which would display the City General Plans in terms of County standard general plan categories. The areas outside of cities will be updated to reflect the current county policy and the status of property.

- o Demographic and Economic Analysis

A separate background report being prepared by staff will analyze available demographic and economic analysis techniques. This analysis reviews the studies and projections of other agencies such as ABAG. It will include a review of the impact of recent growth control initiatives on growth potential under established policy.

- o Selection of Consultant Support

Staff has been working to establish a consultant contract to assist in this general plan revision/growth management program. The details of that effort will be covered in a separate Board Order.

NEXT STEPS

Beyond the normal staff work in an effort such as this, the highest priority is to get the Comprehensive General Plan Review Citizens Advisory Committee operational and to get the selected consultant firm started on its assigned work. The initial committee meeting dates have been scheduled for July 17, July 31, August 14, and August 28, 1986. Staff is reviewing the consultant proposals and will be reporting back to the Board on this item in the future.

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